



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

June 17, 2013
1306-PUD-06
Exhibit 1

Petition Number: 1306-PUD-06

Subject Site Address: 15511 Shining Spring Drive

Petitioner: Freeman Custom Homes

Representative: Charles Freeman

Request: Freeman Custom Homes requests an amendment to the Viking Meadows PUD to modify the roof pitch standard to apply to lot 29 in the Valley View section.

Current Zoning: Viking Meadows PUD

Current Land Use: Residential Subdivision

Approximate Acreage: 2.18 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Proposed Viking Meadows PUD Amendment, 06/03/2013
4. Viking Meadows PUD (original) (Ord. 04-22)
5. Elevation Plan
6. Floor Plan

Staff Reviewer: Andrew P. Murray, Associate Planner

Petition History

This petition was introduced at the May 13, 2013 City Council meeting and received a public hearing at the June 3, 2013 Advisory Plan Commission (the "APC") meeting.

Procedural

The recommendation from the APC to the City Council may be made at the June 17, 2013 APC meeting.

Project Overview

Project Location

The proposed amendment would apply to lot 29 in the residential subdivision known as Valley View at Viking Meadows (the “Property”). The Property is located on the south side of 156th Street between US Highway 31 and Oak Ridge Road. The Property is approximately 2.18 acres in size.

Project Proposal

The proposed amendment would modify architectural standards for Parcel D, lot 29, within the Original Viking Meadows PUD Ordinance 04-22 (the “Original PUD”). The Original PUD lists specific standards for roof pitch which includes a minimum ratio of 8:12 (front to back roof pitch) and 10:12 (front gable roof pitch). The amendment, as proposed and similar to previous amendments relating to roof pitch, would accommodate a home with a historical architectural style that lends itself to an alternative roof pitch. As proposed, the home to be built on the Property is a 9,600 square feet, Mediterranean style home with an approximate value of \$1.6 million. The petitioner has engaged the Valley View neighbors regarding the proposal and has received no feedback in opposition. If the Advisory Plan Commission has specific questions regarding the petitioner’s correspondence with the neighbors, the petitioner is happy to discuss if necessary.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Existing Suburban Residential. Single-Family residential uses are appropriate in the Suburban Residential Area. The proposed use of the property is the same as the existing approved uses.

2. Current conditions and the character of current structures and uses.

Currently, there are some residential homes and a number of vacant platted lots. The occupied residential homes are newly-constructed custom and production homes.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan establishes that suburban residential development is appropriate in this location. The proposed amendment to the PUD allow for the continued development of Viking Meadows as a suburban residential neighborhood.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposed amendment would have a neutral or positive impact on surrounding property values throughout the jurisdiction.

5. Responsible growth and development.

The site is contiguous to other developed areas and already approved for development.

Staff Comments

Staff is satisfied with the proposed amendment, as written, and suggests forwarding a favorable recommendation of 1306-PUD-06 to the City Council.